Site Name: Former Thomas Tallis school

Site ID:	K6	Site Address:	Kidbrooke	Area (ha):	2.5
Current Use:	Former Secondary school and grounds	Proposed Use:	Educational use, housing, ancillary community services, retail	Vulnerability Classification:	More Vulnerable

Fluvial Source:

Flood Zone 1 (<0.1% EP): 100%	Flood Zone 2 (0.1% AEP): 0%	Flood Zone 3 (1% AEP): 0%	Flood Zone 3b (5%AEP): 0%	Area Benefiting from Defences: 0%

Surface Water Source

Risk of Flooding from Surface Water (RoFSW)	High

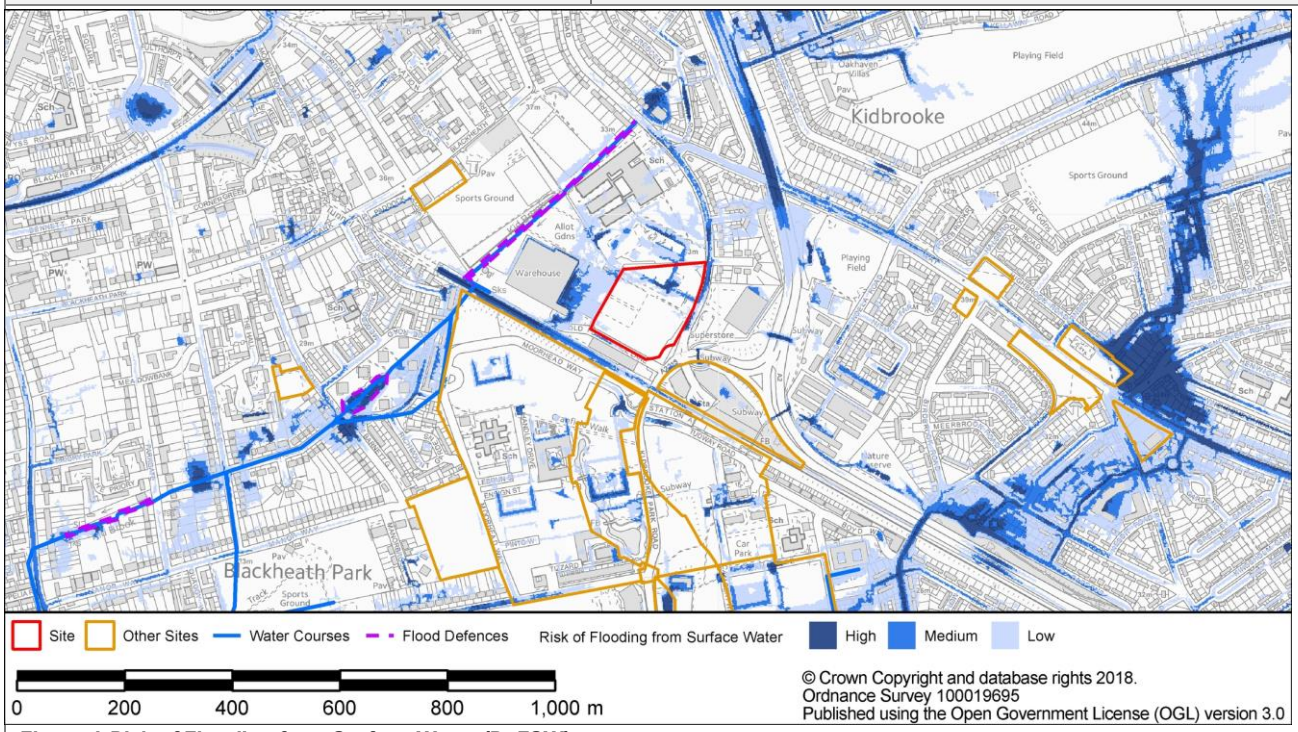

Figure A Risk of Flooding from Surface Water (RoFSW)

Critical Drainage Area	N/A

Groundwater Source

Bedrock Geology	London Clay Formation	Superficial Geology	N/A
Bedrock Aquifer Designation	Unproductive (100% Overlap)	Superficial Aquifer Designation	N/A

Potential Groundwater Flooding Zone	N/A

Other Sources

Sewer Flooding (within 4 digit postcode)	Internal Flood Incidents: NoData External Flood Incidents: NoData
Artificial sources	

Site Specific Recommendations

An assessment of surface water flow paths should be made prior to site design, to encourage the location of buildings and more vulnerable aspects of the development away from those areas at risk of surface water ponding and flow paths. If it is not possible to locate More Vulnerable elements of the development in areas of lower hazard, More Vulnerable uses must be located on the first floor or above, with Less Vulnerable uses at ground level.

Although the site is within Flood Zone 1, it is good practice to set finished floor levels a minimum of 300mm above ground level in order to reduce the risk of flooding from surface water, which is at high risk in this area. It is recommended that consideration is given to the flow of surface water during the development of the site masterplan and layout to ensure effective management of surface water flows. A number of flood resistance and resilience measures can be implemented into new developments to mitigate potential flooding. Guidance on resilience measures can be found in the document 'Improving the Flood Performance of New Buildings, Flood Resilient Construction' published by The Department for Communities and Local Government (CLG).

Surface water flow paths should be assessed to inform the strategic location of SuDS and techniques to route flows around the edge of buildings. Careful consideration should be given to the use of fences and landscaping walls so as to prevent causing obstruction to flow routes and increasing the risk of flooding to the site or neighbouring areas. It is possible that the management of flow from the site will help to reduce surface water ponding and flow in the surrounding area.

Reference to the SWMP Appendix D Figure D6 identifies that (prior to the completion of a site investigation to determine precise local conditions) infiltration of surface water into the ground is uncertain for the site. Site investigations will be required prior to the

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development of a Drainage Strategy for the site. Development should utilise sustainable urban drainage systems (SUDS) unless there are practical reasons for not doing so. Where an increased risk of surface water flooding exists to surrounding sites, developers need to provide a Drainage Strategy to demonstrate how they intend to address this, by what methods, over what timeframe and how maintenance of such works would be funded over its lifetime. This should include a consideration of SuDS in line with the London Plan 5.13 and Local Plan Policies. Surface water run-off should be managed in line with Royal Greenwich's surface water management requirements, as set out in Chapter 4 of the Developer Guidance.
Summary
The site is within Flood Zone 1 and in accordance with NPPF does not require the application of the Exception Test. However, the site is at High Risk of Surface Water Flooding. It is recommended that effective surface water management measures are implemented in order to reduce flooding both on the site and routing of flood water to other areas. If the site will increase the risk of flooding, a drainage strategy should be provided to show how the site will be drained. Where possible, SuDS should be used to drain the site.